



DATE: April 17, 2019

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Eliana Hassan, Assistant Planner

SUBJECT: 19-SC-01 – 119 Coronado Avenue

RECOMMENDATION:

Deny design review application 19-SC-01 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 3,156 square feet at the first story and 1,294 square feet at the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	16,997 square feet
MATERIALS:	Horizontal wood siding, smooth stucco, stone veneer, aluminum frame windows and garage door, steel railing, G.I. sheet metal gutters and downspouts

	Existing	Proposed	Allowed/Required
COVERAGE:	3,778 square feet	3,908 square feet	5,099 square feet
FLOOR AREA:			
First floor	3,390 square feet	3,156 square feet	
Second floor	712 square feet	1,294 square feet	
Total	4,102 square feet	4,450 square feet	4,450 square feet
SETBACKS:			
Front	33 feet	28 feet	25 feet
Rear	36 feet	56 feet	25 feet
Right side (1 st /2 nd)	9.5 feet	12.5 feet/22.8 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	7.67 feet	15.17feet/22 feet	10 feet/17.5 feet
HEIGHT:	20.33 feet	23.33 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located near the intersection of Coronado Avenue and Cherry Avenue. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The characteristics are derived from the similar style and streetscape character within the neighborhood. The homes in the immediate neighborhood context are predominately one-story homes, with two-story homes at 258 Cherry Ave and 120 Sylvian Way. The exterior materials commonly used include stucco and wood siding with brick veneer and wood trim accents. Roof forms are mostly intermediately pitched side gables with composition shingles, apart from tile roofing on 91 Coronado Ave. The residences have low scale horizontal eave lines with wall plates that appear to be between eight to nine feet in height and garages that face the street. The neighborhood character appears consistent through rustic materials, similar house scale, and roof forms. The homes appear to have been remodeled and altered throughout different periods of time but maintain a similar neighborhood character. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

The proposed two-story structure uses a modern contemporary architectural style with taller wall plate heights, flat or low-pitched roof elements, and modern exterior design materials. Although the setbacks exceed the minimum standards on all sides, the proposed structure will result in the perception of excessive bulk when viewed from the street and adjacent properties. The flat roofs, combined with the decorative parapets of at least 1.5 feet in height, create an appearance of increased exterior wall height and bulk when compared to neighboring properties, particularly at the garage and stairwell areas. The shortest overall roof height on the first story appears to be at least ten feet in height, which exceeds the maximum plate height of many neighboring houses. Although the project will not necessarily be taller than the overall height of the neighboring houses, the project's forms and massing along with the higher wall plate heights, lack of horizontal eave extensions that result in a lower exterior wall appearance, the large windows at the front elevation that accentuate the vertical elements, in relation to the immediate neighborhood, will create a perception of excessive bulk. Based on these characteristics, the design of the proposed house appears to conflict with the required finding that the perception of excessive bulk and mass be minimized in relation to the immediate neighborhood (Finding d attached below).

The modern contemporary style architecture and building forms are not compatible within the context of the immediate neighborhood. A majority of houses in the neighborhood are one-story homes that have simple roof forms, lower scale eave lines, and utilize rustic materials. The proposed residence includes taller flat roof elements, a high degree of building articulation, and modern exterior finishes. The design includes a variety of wall planes at varying depths that results in complex forms. The forms are not consistent with the overall pattern of the residences in the neighborhood, which have more

uniform planes and simple forms. The variation of depths in the project's forms, combined with the exterior material differences, create a complex structure that deviates from the uniform materials and simplified forms in the existing neighborhood. A majority of houses in the immediate neighborhood use wood siding or stucco as their main material choices for exterior walls, which are typically lighter materials. While the proposed project has stucco to tie it into the existing neighborhood, the other materials are not commonly seen. The use of horizontal wood siding rather than traditional wood siding, along with a stone veneer, vary from typical material choices in the neighborhood. The stone veneer is shown on columns and portions of the second-story, including a vertical two-story tall portion on the stairwell form. The use of stone veneer on these portions of the residence accentuates the bulkiness of the building. Overall, the design of the proposed house appears to conflict with the required finding that the project's general architectural considerations, its relationship with the site and other nearby buildings, and its exterior materials be compatible with the character of adjacent buildings (Finding e attached below).

Privacy

With regards to privacy, the Residential Design Guidelines are most concerned with second story sight lines having direct line of sight into neighboring yards and residences, especially at the side elevations. Some visual impacts may occur if they are found to avoid unreasonable interference with views and privacy impacts (Finding d attached below).

On the front elevation, there are two decks on the second story. The leftmost deck is about 49 square feet while the rightmost deck is about 60 square feet. The decks are approximately 54 feet from the front property line and are recessed in a manner that limits views to the side properties. The decks overall design and placement in relation to the adjacent properties should mitigate any unreasonable impacts to privacy. There are numerous windows on the second-story of the front elevation; screening from the existing front yard olive trees and proposed landscaping helps mitigate impacts from the larger windows, and the windows do not appear to unreasonably impact privacy.

The second story that is closest to the left-side property line does not have any windows. The only visible windows on second story of the left elevation are a small 1.5-foot-wide bedroom window and the stairwell window, which are 56 feet or more from the side property line. Based on the setback distances, there are not any unreasonable privacy impacts related to the left side elevation.

On the right elevation, there are four windows at the second story, all of which are located in bedrooms and bathrooms. The sill heights for these windows is approximately four feet and they are at least 22.8 feet or more from the right-side property line. In general, staff recommends four and a half feet sill heights to reduce the direct line of sight into neighboring yards and residences. However, privacy impact concerns should be mitigated by the placement of the windows in the bathrooms, window dimensions, distance to property lines, and proposed pittosporum hedges, which will provide screening.

On the rear elevation, there are several larger two-story windows and a deck area. The deck is 168 square feet in area and is 66.8 feet from the rear property line. A section cut diagram on Sheet A9 shows that the deck is 122.6 feet from the rear neighbor's deck. The rear deck is designed similarly to the front second story decks and is recessed into the house. The recessed design helps limit views to the adjacent neighbors on the sides. The distance between the decks, along with the placement, helps mitigate any unreasonable privacy concerns from the rear deck. Although the second-story

rear windows are approximately 5 feet tall, they are distanced at least 63 feet from the rear neighbor's property. There are also existing mature trees and proposed topiary trees. The distance and vegetation should reduce any unreasonable privacy impact concerns. Overall, the proposed residence mitigates privacy concerns through careful deck placement, landscaping, and setbacks that exceed the minimum requirements for a second story.

Trees and Landscaping

There is a total of 13 trees on the project site, most of which are proposed to remain on the site. The only trees scheduled for removal are a 14-inch diameter tree (Tree No. 7), which must be removed in order to construct a new driveway, and a small 6-inch diameter plum tree (Tree No. 5). The mature trees to remain include an 18 inch and 50-inch diameter redwoods (Tree Nos. 1 and 2), several 12-24-inch diameter olive trees, and a smaller 6-inch oak. The oak and redwoods are located in the rear yard and should provide screening for the northwest portion of the property. The olive trees in the front could potentially help screen the proposed house and hide the mass and bulk of the design. The existing mature trees on site should help provide screening and potentially mitigate concerns with mass and bulk.

The proposed landscaping includes numerous screening species, particularly on the right and rear sides of the property. Pittosporum hedges will be planted along the right-side property line, which will span most of the length of the proposed residence. English laurel hedges will be planted along the central rear property line, which will provide a dense hedge-like appearance consistent with other hedges in the neighborhood. The front yard proposes dwarf varieties of magnolia and fruit trees, which will provide additional screening with the existing mature olive trees. Overall, the landscaping appears to be designed to maintain existing mature trees, be consistent with the landscaping throughout the neighborhood, and screen the residence from adjacent neighbors.

Alternatives

If the Commission disagrees with the staff recommendation, the Commission could: 1) make positive design review findings and approve the project; or 2) modify the project and/or conditions in order to make positive design review findings. If the Commission votes to approve this project, staff recommends the Commission direct staff to incorporate standard conditions of approval pertaining to the development of the property including but not limited to tree protection, grading and drainage, green building, fire sprinklers, water efficient landscaping and undergrounding utilities, etc. into the approval.

Environmental Review

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

Public Notification

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Coronado Ave, Cherry Ave, and Sylvian Way. The Notification Map is included in Attachment C.

Cc: Upendra Chinta and Durga Bhavani, Property Owners
Daryl Harris, Applicant and Architect

Attachments:

- A. Application and Letters from Applicant
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Material Boards
- E. Renderings
- F. Neighbor Feedback

FINDINGS

19-SC-01 – 119 Coronado Avenue

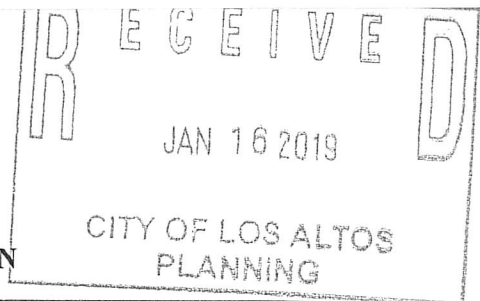
With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed new house does NOT comply with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed new house, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed new house in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION



Type of Review Requested: *(Check all boxes that apply)*

Permit # 1108630

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 119 Coronado Avenue

Project Proposal/Use: Single Family Residence Current Use of Property: Single Family Residence

Assessor Parcel Number(s): 167-29-051 Site Area: 16.997

New Sq. Ft.: 4,450 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 4490 Total Proposed Sq. Ft. (including basement): 4450

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Daryl Harris

Telephone No.: (530) 268-3055 Email Address: rhassoc@sbcglobal.net

Mailing Address: 11010 Combie Rd Suite 210

City/State/Zip Code: Auburn, CA 95602

Property Owner's Name: Upendra Chinta and Durga Bhavani

Telephone No.: (925) 890-0760 Email Address: upencv@gmail.com

Mailing Address: 579 Lassen St

City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: RH Associates Architects

Telephone No.: (530) 268-3055 Email Address: steve.collom@gmail.com

Mailing Address: 11010 Combie Rd Suite 210

City/State/Zip Code: Auburn, CA 95602

** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. **

(continued on back)

19-SC-01

To
Design Review Commissioners/Planning Staff,
Los Altos

We have been living in Los Altos for the last several years and can't think of living anywhere else. Our house search finally came to an end when we saw 119 Coronado Ave. It is a wide and deep lot perfect to build our dream house. Infact, we sold a house(just few blocks away) that we bought a year earlier and even had the plans ready for submission.

We have been working with our architects for the last two years. Our design philosophy was to keep it simple and clean. Being in California we wanted to bring in as much of outdoors inside with lot of glass in a contemporary design. We balanced that with fitting into the neighborhood. by cutting down on the glass, vertical elements and emphasised more on the horizontal elements. Also added traditional elements like wood siding, stone and stucco to fit into the neighborhood.

Since the beginning we kept the neighbors privacy in mind. One cannot see into the side neighbors backyard from the side windows on the second story. Towards the back, the balcony and the windows are very far from the back neighbors(60 feet from the fence). We also put the pool away from the neighbors.

One of the reasons for buying this property was the view of foothill preserve mountains as well the olive trees at the front of the property. To enjoy the views we went with a glass stair well. The glass stair would also allow sunlight into the house throughout the day. This vertical element is in the center and tucked away from the street(50 feet from the center of the street). The top of the stairwell is obscured by the olive trees on the street. It won't add to the bulk. We plan to install smart glass (electrochromic) in the stairwell to cut down on light pollution at night.

To reduce the bulk, we didn't go all the way up to the max. allowed height. The second story is broken, indented and setback from the street. There is no grand entrance to the house as well.

We believe it is a simple design that complies with Los Altos Design guidelines and fits into the neighborhood well. The immediate neighbors are happy with design and are in support of it.

Regards,
Upendra & Durga

Reconsideration of 119 Coronado Ave. neighborhood character.

I would kindly request the staff/DRC to please reconsider the characterization of 119 Coronado neighborhood.

137 Sylvian Way was recently reviewed(18-SC-33 – 137 Sylvian Way) by staff and was characterized as diverse though initially it was characterized as consistent.

137 Sylvian Way is on the street behind Coronado and is in very close proximity to 119 Coronado Ave. The neighborhood is very similar. I feel that section of Coronado is more diverse especially if you are looking towards Cherry Ave. from 119 Coronado where there is two story house (258 Cherry Ave.) and a modern craftsman(158 Coronado).

Another home, 170 Sylvian Way with single story ranch homes was characterized as diverse in 16-SC-38 170 Sylvian Way in 2016.

Can the staff/DRC please take a look at immediate neighborhood pictures of all three houses below(119 Coronado Ave., 137 Sylvian Way and 170 Sylvian Way) and reconsider their decision. All being similar, I believe that section of Coronado should be characterized as diverse too.

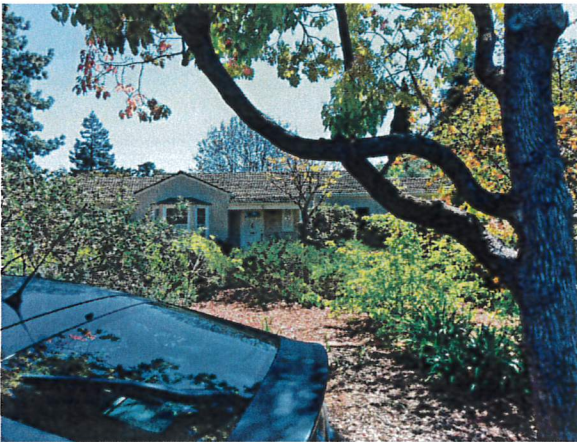
Immediate neighbors of Coronado



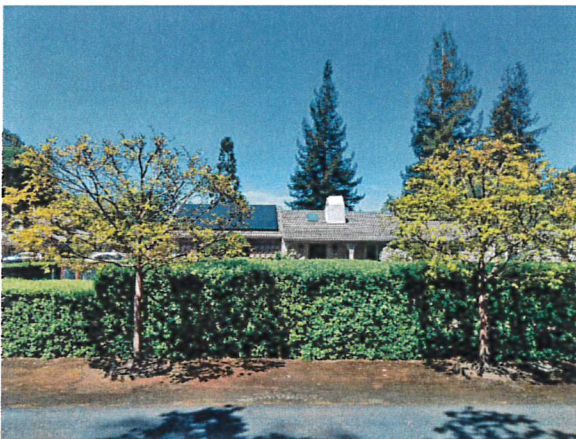
105 Coronado



120 Coronado



134 Coronado



135 Coronado



View towards cherry(258 Cherry Ave. and 158 Coronado

137 Sylvian way neighborhood



137 Sylvian



121 Sylvian



120 Sylvian Way



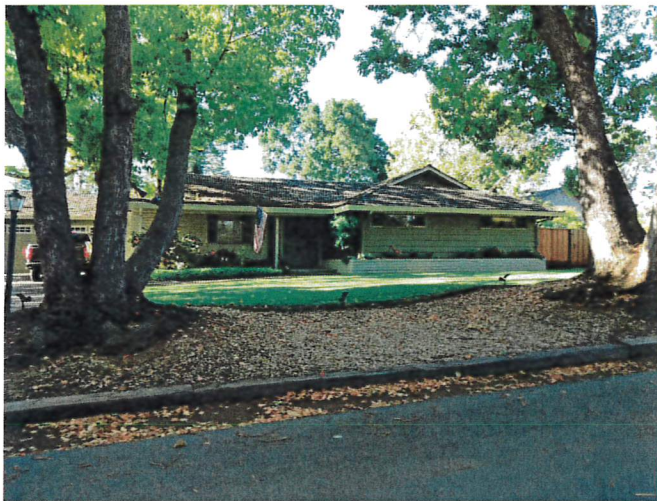
136 Sylvian Way

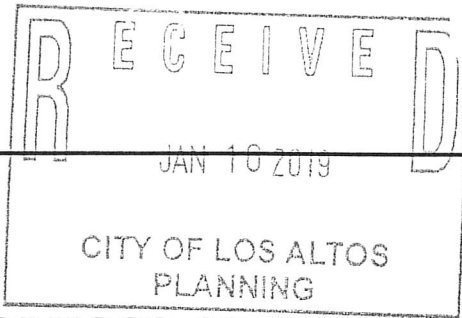


View towards cherry from 137 Sylvian

170 Sylvian way neighborhood







ATTACHMENT B

City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 119 Coronado Avenue

Scope of Project: Addition or Remodel ☐ or New Home ☒

Age of existing home if this project is to be an addition or remodel?

Is the existing house listed on the City's Historic Resources Inventory? No

Address: 119 Coronado Avenue
Date: 1/8/2019

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: _____ square feet

Lot dimensions: Length _____ feet

Width _____ feet

If your lot is significantly different than those in your neighborhood, then note its: area 16997, length 142, and width 120.

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? _____

What % of the front facing walls of the neighborhood homes are at the front setback 40 %

Existing front setback for house on left 50 ft./on right 25 ft.

Do the front setbacks of adjacent houses line up? No

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 2

Garage facing front recessed from front of house face 3

Garage in back yard 1

Garage facing the side 1

Number of 1-car garages ; 2-car garages 7; 3-car garages

Address: 119 Coronado Avenue
Date: 1/8/2019

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood* are:

One-story 80

Two-story 20

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? No

Are there mostly hip ☐, gable style ☐, or other style ☒ roofs*?

Do the roof forms appear simple ☒ or complex ☐?

Do the houses share generally the same eave height No?

6. **Exterior Materials:** (*Pg. 22 Design Guidelines*)

What siding materials are frequently used in your neighborhood*?

☐ wood shingle ☒ stucco ☐ board & batten ☒ clapboard
☐ tile ☐ stone ☐ brick ☐ combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

Mix

If no consistency then explain: 5 Shake, 2 Tile, 2 Comp, 1 Slate

7. **Architectural Style:** (*Appendix C, Design Guidelines*)

Does your neighborhood* have a consistent identifiable architectural style?

☐ YES ☒ NO

Type? ☐ Ranch ☐ Shingle ☐ Tudor ☐ Mediterranean/Spanish

☐ Contemporary ☐ Colonial ☐ Bungalow ☒ Other

Address: 119 Coronado Avenue
Date: 1/8/2019

8. Lot Slope: *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)

Slight slope toward rear of property from the street

Is your slope higher ☐ lower ☐ same ☒ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Big trees, some small front lawns, landscaped front yards to street edge

How visible are your house and other houses from the street or back neighbor's property?

Visibility is limited due to trees and shrubs

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

Mature trees along the front, landscaping to asphalt street edge

10. Width of Street:

What is the width of the roadway paving on your street in feet? 22

Is there a parking area on the street or in the shoulder area? Yes

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? The paved shoulder for parking is inconsistent. The area out front of this property is not paved

Address: 119 Coronado Avenue
Date: 1/8/2019

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

The neighborhood has various styles and setbacks. The only things that is
cohesive is mature landscaping.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
☐ YES ☒ NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
☐ YES ☒ NO
- C. Do the lots in your neighborhood appear to be the same size?
☐ YES ☒ NO
- D. Do the lot widths appear to be consistent in the neighborhood?
☐ YES ☒ NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
☐ YES ☒ NO
- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)
☐ YES ☒ NO
- G. Do the houses appear to be of similar size as viewed from the street?
☐ YES ☒ NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO

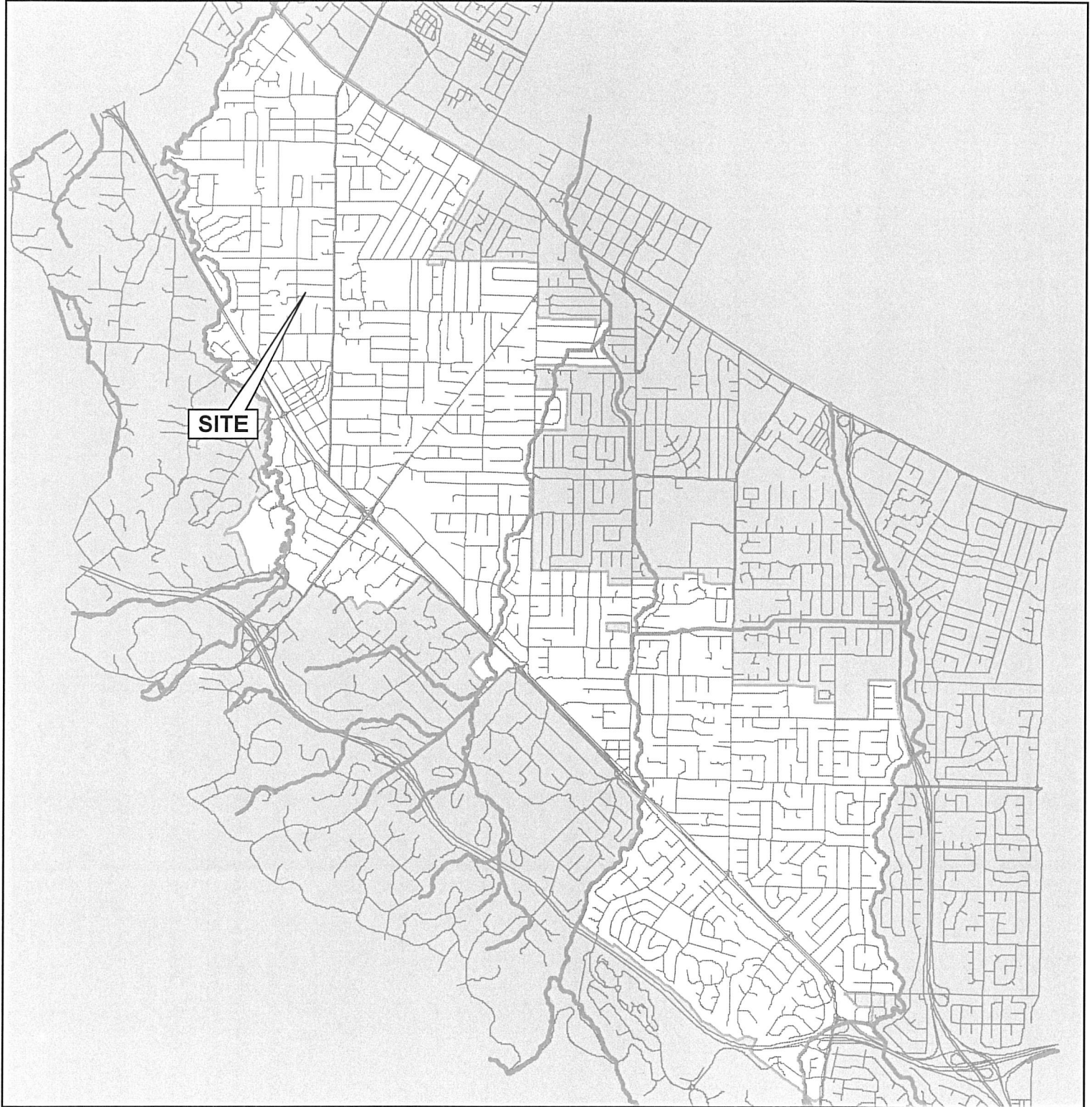
Address: 119 Coronado Avenue
 Date: 1/8/2019

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
258 Cherry Av	25	15	Front	Two	26	Shake/Wd/Stucco	Simple
135 Coronado Av	50	20	Side	One	18	Tile/Stucco	Simple
105 Coronado Av	25	23	Front	One	16	Comp/Wd	Simple
91 Coronado Av	30	45	Front	One	16	Tile/Stucco	Complex
90 Coronado Av	55	45	Front	One	18	Comp/Stucco/Brk	Simple
108 Coronado Av	40	50	Front	One	18	Shake/Stucco	Simple
120 Coronado Av	35	50	Rear	One	18	Shake/Stucco	Simple
134 Coronado Av	40	25	Front	One	16	Shake/Stucco	Simple
108 Sylvian Way	25	45	Front	One	18	Slate/Stucco/Ston	Complex
120 Sylvian Way	25	54	Front	Two	24	Shake/Stucco	Simple

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 19-SC-01
APPLICANT: Daryl Harris /Upendra Chinta and Durga Bhavani
SITE ADDRESS: 119 Coronado Avenue

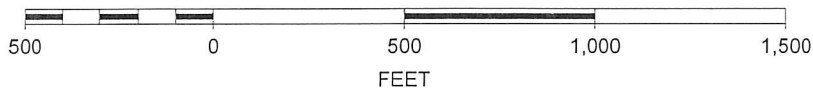


Not to Scale

VICINITY MAP



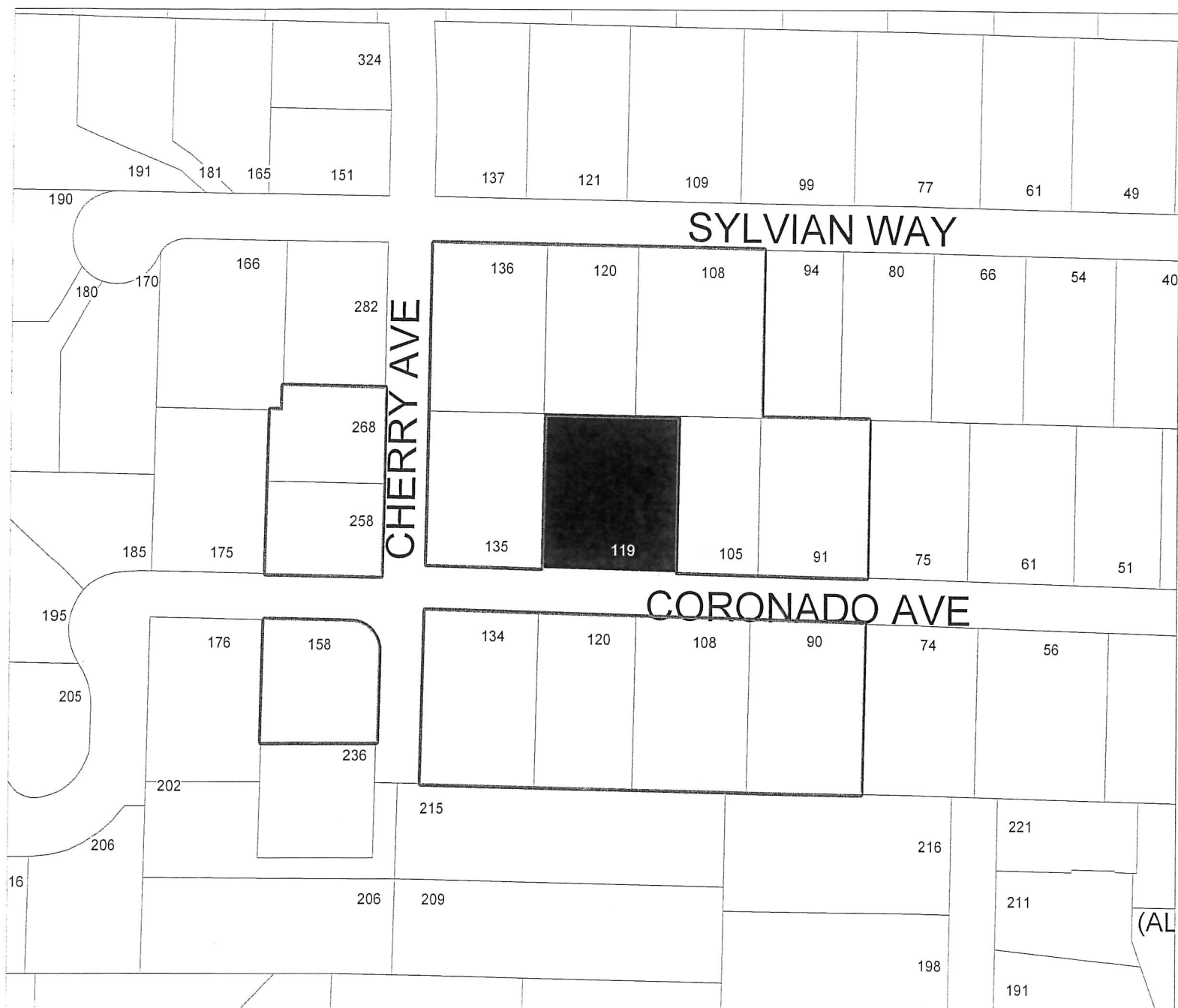
SCALE 1 : 6,000



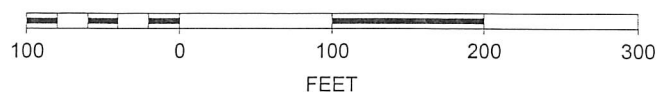
CITY OF LOS ALTOS

APPLICATION: 19-SC-01
APPLICANT: Daryl Harris /Upendra Chinta and Durga Bhavani
SITE ADDRESS: 119 Coronado Avenue

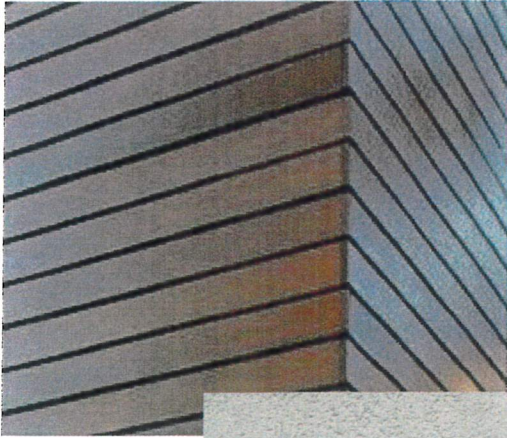
119 Coronado Avenue Notification Map



SCALE 1 : 1,500



EXTERIOR MATERIALS BOARD

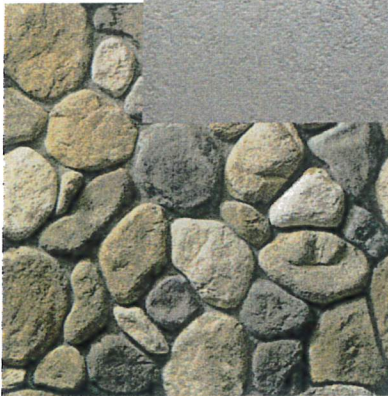


WALLS

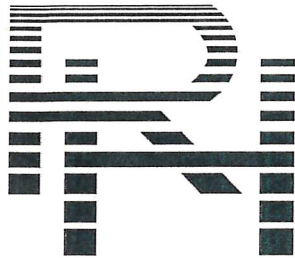
HORIZONTAL WOOD SIDING



STUCCO W/ SMOOTH TROWEL
FINISH



STONE VENEER



ASSOCIATES
ARCHITECTS

11010 combie rd. ste 210
auburn, ca 95602

530-268-3055

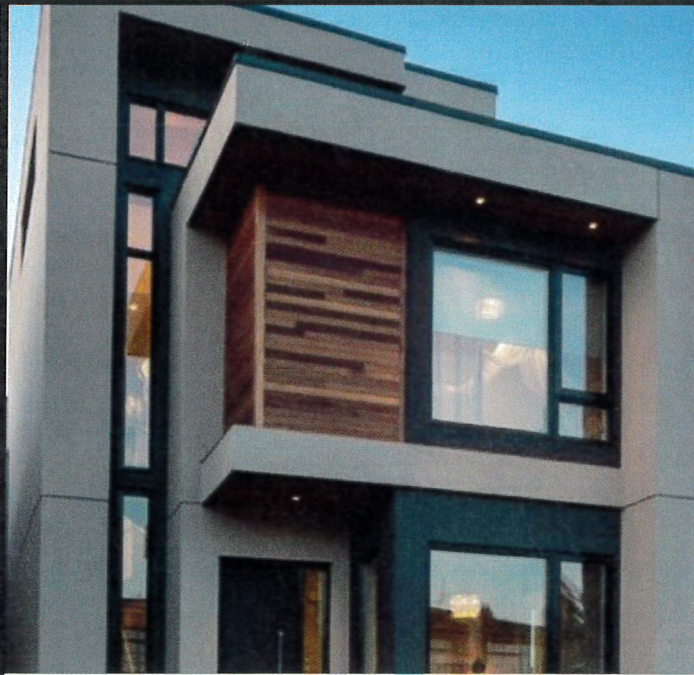


ronald h. harris
daryl v. harris aia
rhaarchitects.com
rhassoc@sbcglobal.net

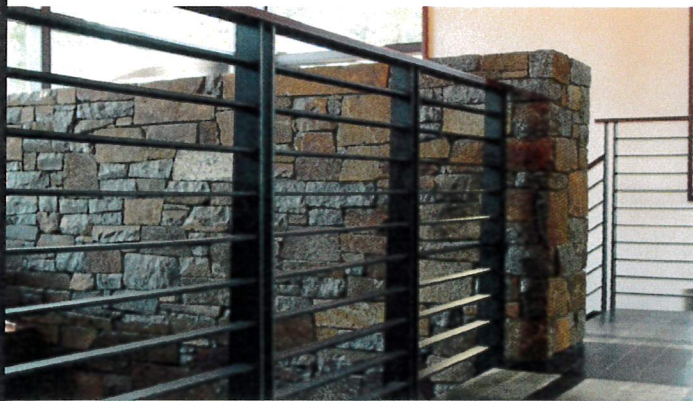
PROPOSED RESIDENCE
for
CHINTA - BHAVANI

119 CORONADO AVENUE
LOS ALTOS, CA

EXTERIOR MATERIALS BOARD II



DOORS AND WINDOWS
FLEETWOOD WINDOWS AND
DOORS OR EQ.



BALCONY RAILING
CUSTOM MADE STEEL RAILING



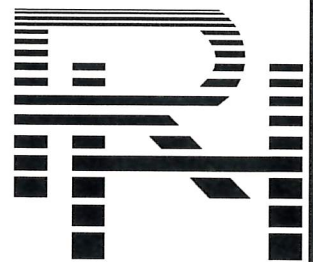
GARAGE DOOR
GOLDEN STATE OVERHEAD
DOORS OR EQ.



GUTTERS & DOWNSPOUTS
G.I. SHEET METAL

PROPOSED RESIDENCE
for
CHINTA - BHAVANI

119 CORONADO AVENUE
LOS ALTOS, CA



ASSOCIATES
ARCHITECTS

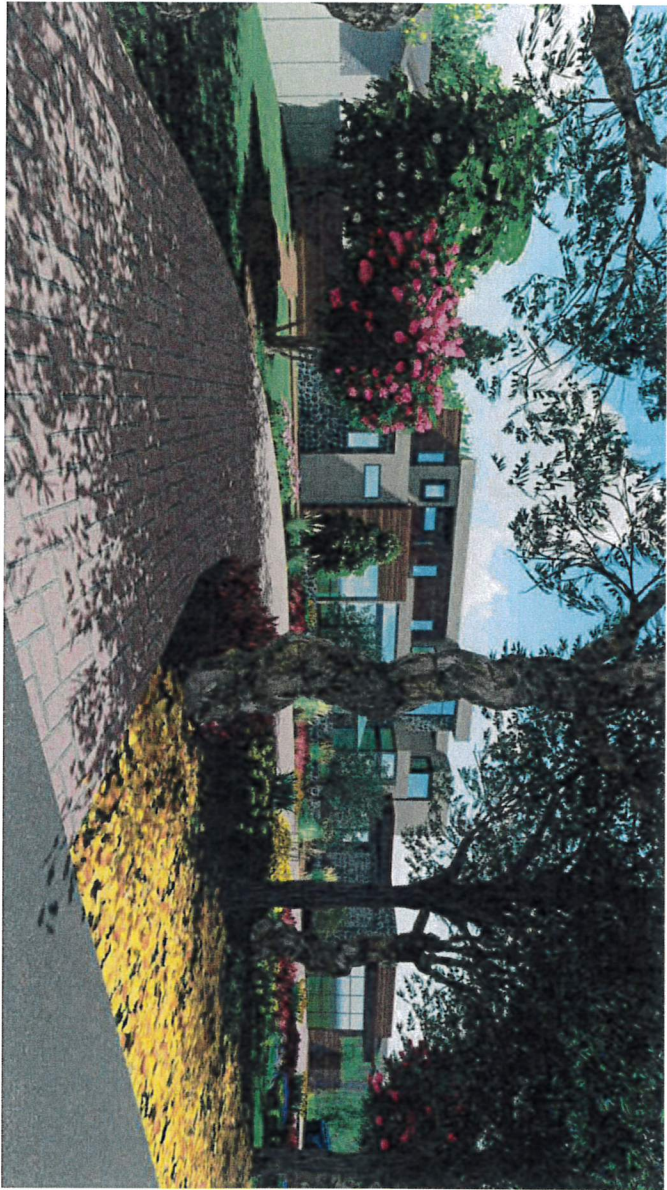
11010 combie rd. ste 210
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530-268-3055



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ATTACHMENT E



119 Coronado Ave (19-SC-01)



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119 Coronado Ave (19-SC-01)



119 Coronado Ave (19-SC-01)



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PLAN 10 2010

CITY OF LOS ALTOS
PLANNING















Eliana Hassan

From: Rafael Machado <rmacho1@yahoo.com>
Sent: Wednesday, April 24, 2019 5:00 PM
To: Eliana Hassan
Subject: 119 Coronado Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Hassan,

I'm a neighbor of the proposed project at 119 Coronado Avenue and would like to comment on this. While I haven't yet been able to review the actual plans, I do plan to do so as soon as possible. For now, my comments are solely based on the flyer posted at the property.

My first comment is that the design is extremely modern and also extremely busy looking. It would definitely stand out on the street, but not in a positive way nor even in a way that tries to fit into the character of the neighborhood. I see homes like this in Los Altos Hills often, but there is a lot more room between lots there and homes can stand alone. In this case, this home would be closely adjacent to traditional homes. There are some homes on both Coronado Ave and Sylvian Way that have modern design elements, but all of them try to strike a balance to fit into the character of the neighborhood.

My home is at 151 Sylvian Way and we did a extensive remodel in 2008. Our architect proposed a very similar design to the this one at 119 Coronado, all flat roofs of varied heights including a 2 story section. We didn't go that route mostly because we wanted the home to fit into the neighborhood, but we did do a quite modern looking remodel at the same time so it is possible.

My other comment is about the street trees. My hope is that those are all protected and kept intact. One of the special characteristics of both Coronado Ave and Sylvian Way is the extensive canopy of trees that line both streets. It's something that a lot of streets in Los Altos probably used to have, but many now do not. This canopy is evident looking down either street and a lot of people new to the neighborhood comment on how nice the trees are. Even on our two streets, some trees have been removed, but this was before residents realized what would be missing and it was too late. Our residents are now more aware of this and we tend to keep an eye out for the street trees. Again, my hope is that these trees are protected.

Feel free to reply with any questions if you need to.

Thank you!

Rafael Machado